

SALEM PLANNING AND ZONING COMMISSION

REGULAR MEETING

March 15, 2011

7:00

Present: K. Buckley-Chairperson, R. Amato, D. Bingham, E. Burr, G. Fogarty, R. Savalle, G. Walter, M. Chinatti, Town Planner/ZEO, Sue Spang, Recording Secretary

Absent: H. McKenney, V. Smith, Alt., Vacancy-Alt.

Guests-none

CALL TO ORDER: K. Buckley called the meeting to order at 7:00 and introduced the members present.

ADDITIONS TO THE AGENDA: None

PUBLIC HEARING None

PETITIONERS: None

PUBLIC COMMENT-None

OLD BUSINESS

1) Working Session: PZC Goals 2011/Priorities-Continued Discussion

M. Chinatti presented the Commission with a spreadsheet organizing the tasks, time frame for completion, status, priority, and notes, (See File copy). She stated most of the technology goals are or will be met in the near future. Most of the resource protection needs to be prioritized by the Commission.

K. Buckley asked the members to go over the list and decide if any of the tasks that are not identified for consideration to be prioritized should be. She explained that in the past members would take the list home and come back with what they think should be priority tasks.

D. Bingham thought the Town Planner should be the one to prioritize the tasks. He stated that with so many new members they may not know some of the time issues associated with each goal.

K. Buckley stated that the rating would go from the number one as the highest priority.

G. Fogarty comment on the task relating to bike and pedestrian paths, (Walkable Communities). She questioned whether Planning and Zoning had any authority to discuss with Public Works when they were updating roads and if they could request a bike lane be considered while working on the roads.

M. Chinatti thought it was a planning function.

K. Buckley pointed out this objective is in the Municipal Land Use Plan and is proposed in the Plan of Conservation of Development.

D. Bingham stated that some towns are very active in their planning functions and do consider how they want their town to look and function. He stated the Commission rarely uses its planning powers. He thought looking at a map and deciding which roads were used for biking, jogging, etc. and which would be suitable for either signage or widening was a planning function.

K. Buckley stated this issue was not a factor in the near future because the next road to be worked on was Rattlesnake Ledge Road which does not lend itself to a bike lane or jogging/walking.

K. Buckley stated she was uneasy that the Commission has not addressed Workforce Housing/Affordable Housing.

G. Fogarty stated that the task of prioritizing the Town Center Zone should be included in the list of considerations. She stated a lot of work went into the project and the Commission should deal with it one way or another. She would like to see it considered for prioritization.

D. Bingham stated he thought the Walkable Communities/Bike Paths should be included. It was the consensus of the Commission to add it for prioritization.

There are 10 tasks the members were asked to prioritize for the next meeting, they are:

Eightmile River Regs, APZ Overlay/Water Supply, Open Space Implementation, Conservation Design Subdivision, Subdivision/Site plan process, Low Impact Development, Rear Lots/Common Driveways, Impervious Surfaces-Town Wide, Walkable Communities, Town Center Zone.

2. Discuss/Schedule Public Hearing For Zoning And Subdivision Regulation Amendments Necessary Per FEMA Floodplain Map Updates.

M. Chinatti informed the Commission the Flood Insurance Rate Maps (FIRM) has been updated. Diane Ifkovic from the CT DEP, who is coordinating for FEMA, asked all towns for applicable flood plain regulations. Ms. Ifkovic then emailed suggested/revised changes to those regulations. All proposed amendments were made by FEMA.

M. Chinatti explained to the Commission that if the existing regulations are not updated and adopted with an effective date of or before July 18, 2011 the Town will be suspended for the National Flood Insurance Plan (NFIP). This was explained in an email from Ms. Ifkovic, (See File Copy)

The Commission discussed how to inform residents of the new map and what has been done so far to educate the residents of Salem. Maps are on the web at: <http://msc.fema.gov>

The Commission looked at the proposed changes on the Subdivision Regulations.

R. Amato asked if all home owners have to hire an engineer and do all the testing required in 5.10.

M. Chinatti stated only if they are in a flood plain.

D. Bingham stated that most of the requirements are not new and already in the existing regulations.

The Commission went over the proposed Zoning Regulations amendments page by page.

Pages 1-3-no comment

Page 4-D. Bingham commented on the changes to 3.13.5 in reference to the campgrounds in town. M. Chinatti stated that the campers do not have to meet these requirements unless they are proposing changes.

Page 5-no comments

Page 6 new language was proposed and not included in the members copy. M. Chinatti will provide this for the next meeting.

Pages 7-12-no comments

M/S/C (Fogarty/Amato) to schedule a Public Hearing for May 17, 2011 for Zoning and Subdivision Regulation Amendments necessary per FEMA floodplain map updates.

Vote: Approved Unanimously

NEW BUSINESS

1. Proposed Amendment to Section 11A.4 Contents of The Town Of Salem Zoning Regulations: Discuss Public Hearing

M. Chinatti explained the minor change to Section 11A.4. She stated that Pat Young and Nathan Frohling proposed changes and M. Chinatti stated the changes would have loosened Salem's regulation. She suggested inserting, "***be prepared in accordance with the 2004 Stormwater Quality Manual, as amended, and*** " M. Chinatti explained that the Town's engineer will usually comment on drainage needs to be prepared in accordance with the 2004 manual.

M/S/C (Fogarty/Amato) to schedule a Public Hearing on May 17, 2011 on proposed amendment to Section 11A.4 Contents of the Town of Salem Zoning Regulations.

Vote: Approved Unanimously

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

M. Chinatti informed the Commission she watched a UCONN webinar on affordable housing. It will be uploaded on the CLEAR website for members to see.

APPROVAL OF MINUTES:

M/S/C (Buckley/Savalle) to approve the minutes of February 15 and February 22, 2011 as amended. Vote: Approved Unanimously

February 15 Minutes discussion:

Page 1, Petitioners, item 1. Delete, *DECLARATORY RULING*

Page 2, Petitioners, item 1. Change, M. Chinatti stated ~~there was~~ a first cut/split **has already been taken.**

Page 6, RearLots/Common Driveways. Delete, dissect large forested blocks and should ~~to~~ be addressed.

Page 6, Impervious Surfaces. Add, D. Bingham stated that ***in some cases pervious surfaces would be preferable*** in large parking lots so the ...

Page 7, Executive Session. Add, ***took a brief recess*** after D. Bingham recusal

Page 7, Executive Session, Add, go into Executive Session to discuss ongoing litigation with Kobyluck ***at 9:24***

February 22, 2011 Minutes

Page 2. Change, It was ~~the Commission's consensus~~ **suggested** that each...

Page 2. Change, This will be reactionary on the part of the town; **in response to** ~~regarding~~ Stormwater Management practices, **when required in the future.**

Page 3, Miscellaneous, Paragraph 6, change, Consensus was that the ~~town~~ **Commission** should **either** go....

Vote on the February 15, 2011 minutes: Unanimous

Vote on the February 22, 2011 minutes: In favor, Buckley, Amato, Bingham, Burr, Fogarty. Opposed, none. Abstaining, Savalle, Walter.

EXECUTIVE SESSION:

D. Bingham recused himself at 8:30 PM from the Executive Session as he is an adjacent land owner.

Sue Spang left the meeting.

(M/S/C) Buckley/Amato to go into Executive Session to discuss pending litigation – Kobyluck, at 8:40PM, with members present and Mary Ann Chinatti, Town Planner/ZEO/WEO at the pleasure of the Commission. Vote: Approved Unanimously.

(M/S/C) Fogarty/Burr to come out of Executive Session at 8:55PM. Carried unanimously.

PLUS DELTAS: None discussed.

CORRESPONDENCE:

Chairman Buckley, regarding the workshop flier distributed prior to the meeting, noted that there is an Economic Development Workshop and Dana Abetti sent her the information to see if someone from P&Z would like to attend. It is April 6, 4PM – 9PM, in New Britain, and she added that it would be excellent public relations for P&Z if someone from this Commission would participate in that. Ms. Savalle indicated she is interested, and Chairman Buckley asked anyone who would like to attend to notify Ms. Chinatti.

ADJOURNMENT: (M/S/C) Fogarty/Burr to adjourn at 9:00PM. Vote: Approved Unanimously.

Respectfully Submitted,

Sue Spang